



MLS # #: 555800 Price: \$106,900 Status: Sold	Major Area: LN District: N Sub-Dist: I Prop Is: For Sale Only
Legal Descr.: UNIT 61, LEVEL 1, CONDO PLAN 5 PT. BLK 6, PLAN 975 Address: 1460 LIMBERLOST RD # 31 City: LONDON, N6C 2C6 Sd/Rd: West Near: GAINSBOROUGH Nearest Town: N/A Prop known as: WHITEHILLS/WESTERN	
Prop. Size: COMMON Acreage: Less Than 1 Acre	Zoning: RES Taxes: \$1668 (2014)
Possession: 15 DAYS Closed: 01-APR-2015	

Internet Remarks Located in fast growing Northwest London, minutes to University, Sherwood Forest Shopping mall, bus #31 to Western, parks, schools & more. Lower level walkout to deck & view of trees. Newer windows. Convenient private drive & garage. Spacious floor plan with laminate & newer trim in living & dining rooms. Newer kitchen. 3 bedrooms have hardwood floors. Master boasts walk-in & 2pc ensuite. Lower level could have bedroom & rec room too. Priced to reflect work needed to update including painting & main bath. Great investment property or starter home for handy person. Note forced air gas heat, not electric!

Directions

Type: Condominiums Type of Dwelling: Townhouse Style Exterior: Brick Title to land: Condominium Condo Fee Incls.: Exterior Mainten, Grnd Maintenance, Insurance, Management Laundry Facilities: In Unit Facilities:	Heating / AC: Energy Efficient, Forced Air Fuel: Gas Flooring: Hardwood, Crpt WW & Mixed Fireplace 1: Fireplace 2: Parking Spaces: 3 Parking: Single Garage Access By: Lane Add.Park Info.:	Water: Municipal Sewer: Sewer Indoor Features: Refrigerator, Stove, Dishwasher Site Influences: Treed Lot, Shopping Nearby, See Remarks Foundation: Concrete Basement Dev: Partly Finished Outdoor Features: Patio(S) Rental Equipm.: Water Heater
Number of Levels: 2 # of Rooms: 7 Bedrooms: 3 Bathrooms: 1 \ 2 # of RI Bathrms: Ensuite: Yes	Corp #: 5 Prop. Mngr./Offr.: THORNE Phone #: 519-660-1904 Condo Fee: 350 Age: 40*	SPIS: No Handicap: No Solicit Seller: No Energy Star Cert: No Special Conditions: Y Add. Sale Info:

Floor	Room	Size	Floor	Room	Size
M	FO	10.0x9.0	L	LA	13.0x13.0
M	LR	19.5x10.3	L	ST	20.0x14.8
M	DR	10.8x10.7	L	OT	20.0x16.4
M	KI	12.4x9.0	M	B2	
2	MB	14.11x10.9	2	B4	
2	BR	9.0x9.0	2	E 2	
2	BR	10.9x10.4			

Improvements: 0

Listing Office: SUTTON GROUP PREFERRED REALTY INC.(1), :
BROKERAGE, INDEPENDENTLY OWNED AND OPERATED

Sale Price: \$102,000 Sold: 15-FEB-2015

	Compliments of: JOYCE BYRNE, Broker: 519-471-8888 E-mail: joyce@homesforsaleinlondon.com Website: http://www.homesforsaleinlondon.com SUTTON GROUP PREFERRED REALTY INC.(1), Company Name: BROKERAGE, INDEPENDENTLY OWNED AND OPERATED: 519-438-2222	

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